

**MANASOTA AND SANDPIPER KEY ADVISORY/ARC**  
**(aka ARC) COMMITTEE MEETING MINUTES**  
**JANUARY 7, 2015**  
(DRAFT)

**CALL TO ORDER:** Chairperson Andrea Barber called the meeting to order at 9 AM.

**ATTENDANCE:** ARC Committee members in attendance represented a quorum:

Andrea Barber	Chairperson
Joe Jenkins	Vice Chairperson
Craig Lindblad	Secretary
Francis Dumont	
Jerry Tumanic	
Jack Landis	
B.J. Galberaith	

Also present:

Buddy Braselton, DRC coordinator and Charlotte County liaison to the Advisory/ARC

Tina Bernd-Cohn, Manasota and Sandpiper Key Overlay Code (a.k.a. Overlay Code) co-author and trainer

**APPROVAL OF PREVIOUS MEETING MINUTES:**

Chairperson Andrea Barber recommended the ARC Committee meeting minutes from the December 17, 2014 meeting be approved.

**Motion #1** - Vice Chairperson, Joe Jenkins moved the December 17, 2014 ARC Committee Meeting Minutes be approved as submitted. Motion seconded by Board member - Jack Landis.

**Vote #1** - Unanimous approval.

**ADVISORY/ARC APPLICATIONS FOR REVIEW:**

**Application #1** - 2690 N. Beach Road "WAVES" requesting preliminary approval for construction of a 5-unit multi-family building on site (per plans submitted)

Project representative in attendance: Mary E. Sprague - Project Engineer

ARC Committee discussion and questions:

- 1 - Height, depth and width <sup>↓ OF TOP ELEMENT</sup> needed for calculations
- 2 - Pool contractor should ~~enclose~~ pool equipment <sup>show location of</sup>
- 3 - Driveway material must be noted on plans
- 4 - Top structural element must shield A/C mechanical equipment from view. Detail of this element is requested for ARC review.
- 5 - Exact description of storm water type(s) and drainage scheme must be located and identified on plans for ARC review
- 6 - Exterior lighting scheme is requested for ARC review
- 7 - Set backs must meet requirements of the Overlay Code

Revised (2)  
submitted  
minutes  
approved by  
Advisory/ARC  
1/21/15

It was recommended that final action on Application #1 be table until Chairperson Andrea Barber receives a complete set of up-to-date E-size drawings for ARC Committee review.

**Motion #2 -** Board member Francis Dumont moved that final action on Application # 1 (2690 N. Beach Road "WAVES") be tabled until a complete set of up-to-date E-size drawings be submitted by the project engineer for ARC review. Further, that an attorney's opinion be heard regarding ARC's jurisdiction over matters regarding setbacks. Motion seconded by B.J Galberaith

**Vote #2 -** Unanimous approval.

**OLD BUSINESS:** none to report

**NEW BUSINESS:**

**Item #1 -** Tina Bernd-Cohen recommended ARC request attorney Rob Burntsson be asked for a legal interpretation of the Overlay Code as it applies to the setback issues before the ARC Committee on the WAVES project. There are gray-areas.

**Item #2 -** Buddy Braselton recommended wording be added to the Overlay Code to the effect, "Complex DRC projects requiring site plan review, be submitted to ARC for pre-application (aka pre-app) review and comment prior to preparing the full architectural drawings required for a building permit application."

**Item #3 -** On Monday January 12, 2015 the Charlotte County Planning & Zoning Board (aka P&Z) will meet to review proposed changes ("tweaks") to wording in the Overlay Code ordinance. Based on P&Z review, a decision will be made whether to accept all, part or none of the proposed changes. Their decision will translate into a recommendation to the County Board of Commissioners (aka BoCC) for final action on the revised Overlay Code wording. The BoCC will then have two meetings to review and approve the P&Z Board's recommendation.

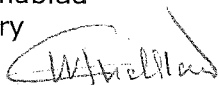
**ARC Member comment:** Vice Chairperson - Joe Jenkins; Secretary - Craig Lindblad; and Board Member - Jack Landis plan to attend the January 21, 2015 P&Z Board meeting to demonstrate ARC's support of the County's action to adopt the Overlay Code revised wording.

**CITIZEN'S COMMENTS:** none to report

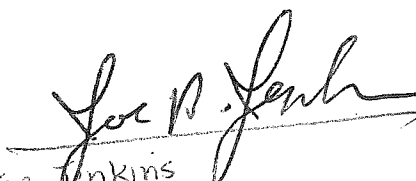
**ADJOURNMENT:** There being no further business before the ARC Committee, Chairperson Andrea Barber adjourned the meeting at 10:40 AM. Next meeting is scheduled for 9 AM Wednesday, January 14, 2015 at the Englewood Beach Villas Clubhouse on Beach Road.

Respectfully submitted,

Craig Lindblad  
Secretary



Andrea Barber  
Chairperson



Joe Jenkins  
Vice Chairperson